

City of Lafayette  
Board of Zoning Appeals  
October 16, 2006

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, October 16, 2006 at 4:00 PM. Members present were: Tim Shriner, Dave Lahr, Kathy Davis and Tracy Walder. The meeting was called to order by Mr. Shriner. Mr. Lahr moved to approve the minutes of the previous meeting as distributed. Second by Ms. Walder.

2006-30 Petition filed by FAVIO LEON requests variance to allow a carport 24 feet from Erie Street instead of the required 25'; and (2) 2 feet from the side property line. Property located at 1031 N 18th Street.

Mr. Leon's daughter, Isabell Leon, spoke on behalf of the petitioner. She lives at 1031 N 18<sup>th</sup> Street with her father.

Mr. Shriner asked several questions:

1. Had the public notice requirements been fulfilled? The petitioner had a bill from the Lafayette Leader but did not pay it because they thought they had paid when they filed the application. No proof of publication or notification of adjacent owners was provided. The Board decided to proceed with the hearing in Jule's absence without the proof of publication.

Proof of publication has since been provided to the Engineer's Office as has proof of notification.

2. How many cars will be housed in the carport? And how many people are living in the duplex? 4 cars will be stored and 6 people live in the building. Four in the main house and two in the studio apartment at the rear of the main house.

Mr. Shriner would like the structure aligned with the property line. Ms. Leon indicated that her brother had developed the drawing. Ms Davis and Mr. Shriner wanted to know what the structure would look like. Wooden posts with a roof.

Who would be doing the work? Ms. Leon responded that Mark Evans would be doing the work but they had not heard from him in awhile. Mr. Shriner indicated that they would need to get a building permit and provide drawings and/or plans to the City Engineer's Office.

Ms. Bonner informed the Board that a typical space for a vehicle to turn is 22' for two way traffic and 14' for one way traffic. Garages are also typically 22' feet deep and this carport is proposed at over 26' deep.

Ms Davis asked if anything besides vehicles would be in the carport. The petitioner indicated that he would use the carport for storage. Mr. Shriner expressed that he would like it to look nice and Mr. Leon agreed.

Mr. Shriner asked what material would be on the floor. Mr. Leon said gravel. Mr. Shriner informed them that it must be paved, concrete or asphalt. Mr. Leon indicated that it would be when it is completed.

Ms. Walder asked Mrs. Bonner if the property will have access on Erie St. Mrs. Bonner stated that the property will not be permitted to have access onto Erie Street.

The board voted by ballot:

First variance; 4 yes, 0 no. PETITION GRANTED. (Yes: Lahr, Walder, Davis, Shriner).

Second variance; 4 yes, 0 no. PETITION GRANTED. (Yes: Lahr, Walder, Davis, Shriner).

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Chairman

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Secretary

BOARD OF ZONING APPEALS

City of Lafayette  
Agenda for Monday  
November 20, 2006  
4:00 P.M.

2006-31 FURNITURE ROW – Variance to allow: 1) 695 square feet of total signage instead of the maximum allowable 66; (2) a second freestanding sign (chair sculpture); (3) a freestanding sign height of 30' instead of the maximum 24'; (4) a setback of 5' for the freestanding sign. Property located at 1509 Sagamore Parkway South.

2006-32 MID ATLANTIC PROPERTIES – Variance to allow 8 parking spaces instead of the required 18; (2) total signage of 146.0 square feet instead of the maximum allowable 120 square feet; (3) a building setback of 28 feet from Sagamore Parkway instead of the required 60; and (4) a building setback of 23 feet from Main Street instead of the required 60. Property located at 1700 Sagamore Parkway South.

2006-33 AAA HOOSIER MOTOR CLUB – Variance to allow: 1) a sign height of 17.5' instead of the maximum allowed 12 feet for a CB district; (2) a 1' setback instead of the required 17.5' from 4<sup>th</sup> Street; and (3) a 12'10" setback from North Street instead of the required 17.5'. Property located at 331 N 4<sup>th</sup> Street.

SPECIAL MEETING

November 20, 2006

2006-34 SCHUMACHER HOMES – Variance to allow building signage of 101.3 square feet instead of the maximum 40. Property located at 100 S Creasy Lane Suite 1200/1210.

## MEMORANDUM

TO: Board of Zoning Appeals  
FROM: Engineer's Office  
RE: 2006-31 Furniture Row  
DATE: November 20, 2006

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### STAFF REPORT

#### 1. REQUEST MADE, PROPOSED USE, LOCATION:

Variance to allow: 1) 695 square feet of total signage instead of the allowable 66; (2) a second freestanding sign (chair sculpture); (3) a freestanding sign height of 30' instead of the allowable 24'; (4) a setback of 5' for the freestanding sign. Property located at 1509 Sagamore Parkway South.

#### 2. STAFF COMMENTS:

Property is under construction between Carpet Warehouse and Super Test. The use will be a furniture store with multiple tenants-Sofa Mart, Denver Mattress, Bedroom Expressions and Oak Express. Shoppers will be able to access each use from another use. In other words, they will not have to exit one store to enter another. Each business proposes a building sign. The freestanding sign is 30' tall with a proposed setback of 5'. They also propose a sculpture of 4 stacked chairs to be located behind the free standing sign. The chair sculpture is a sign and is used as a logo at other Furniture Row stores. This is a big building with building signage totally 541.45 square feet and free standing signage of 150 square feet for a total of 695 square feet, way too much for a building in this location this close to the road. The allowable signage would be a total of 66 square feet, the requested more than 10 times the allowable.

**OWNER**

FURNITURE ROW USA LLC  
1333 EAST THIRTY-SEVENTH STREET  
DENVER, COLORADO 80329

# PROJECT

FURNITURE ROW  
SAGAMORE PARKWAY S  
LAFAYETTE, INDIANA

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DESIGN BLOCK IBC 2003

CONSTRUCTION TYPE II B

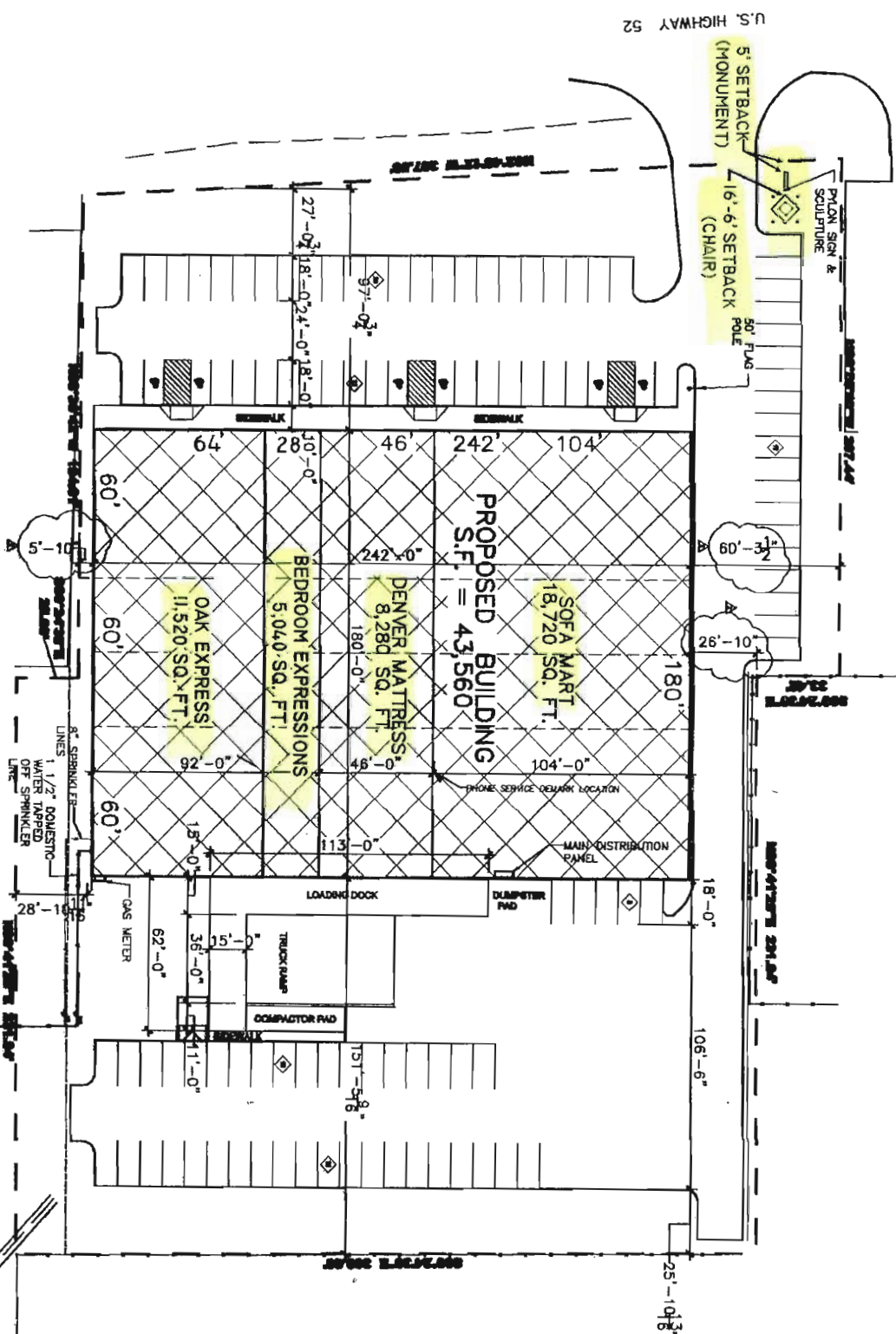
**GROSS AREA 43,560 SF**

ALLOWABLE AREA 55,276 SQ. FT. IBC 506.1,

NUMBER OF OCCUPANTS 997

**FIRE ALARM AND DETECTION IS PROVIDED**

**AUTOMATIC SPRINKLER SYSTEM IS PROVIDED**



**SITE PLAN-LAFAYETTE, IN**



**SPRINKLER SYSTEM NOTE:**

Due to the differences in interpretation of applicable fire codes from location to location around the USA, we request that the building contractors for the Fire Protection system approach that as a design build contract. The design-build approach will ensure that the building contractors are responsible for the design and construction of the system, and with the information regarding the structure, commodity, and loading systems that we can provide as a design-build contract. The design-build approach will ensure that the building contractors can deliver a system that will protect the property and be approved by ALL local jurisdictions/governing bodies with out changing order to satisfy these codes. Any changes in design, layout, or product specifications from our original order must be identified, approved with change order protocol, prior to work being performed. All questions that will address this process are welcomed.

Attachment Now is a self insured entity.

Showroom access: Showroom is to be designed with a full overhead system with adequate derating to pass code and dependent on local water availability.

No pipework is to pass over or obstruct ANY windows.

All pipework is to be as high and tight as possible. Following the building profile wherever possible. Pipes running along walls are to be painted to blend. No pipes are to be run cutting across open spaces.

Barney from the showroom to warehouse (Sofa left & Owner Welcomes) to be meted out by employee named Mary, arranged the customers coming off.

In lieu of firm door. (Waters covered by Code)

The SoHo West group will house independent filmmakers on small-screen produce with solid sh-bits. More houses drastic: All three rocked spaces will have high piled storage (in excess of 12')

architectural plans for exact rock layout, cross-sections, and shaft heights.

The Carrier Motras space will house mattresses wrapped in plastic. The system is a bin stacking system utilizing steel grid shelves. See plans for exact layout, cross-sections, and shelf heights.

The Oak Express/Bedroom Expressions 40000 will house boxed and unboxed varnished wooden furniture. The bedding is the best rock variety utilizing solid shalving. See the sheet for exact layout, cross-sections, and

All above artists are to be submitted to the Ontario Museum of Natural Architecture if available. For info:

review them on to this office (or approved). They are to include: plan view of road system with headings and scales of pipe, cross-sections through the sewerage highlighting pipe structural, etc.; types of needs utilized, and any other drawings submitted to the project manager or consultant contractor, if applicable, for final review.

a plan view of warehouses across showing stacking and main line (aisles, a cross-section through each warehouse showing pile location and heights. No mainlines are to be run parallel to the main in the space

stock (near of the facility) for along the dormitories wall between the showroom and the workshop.

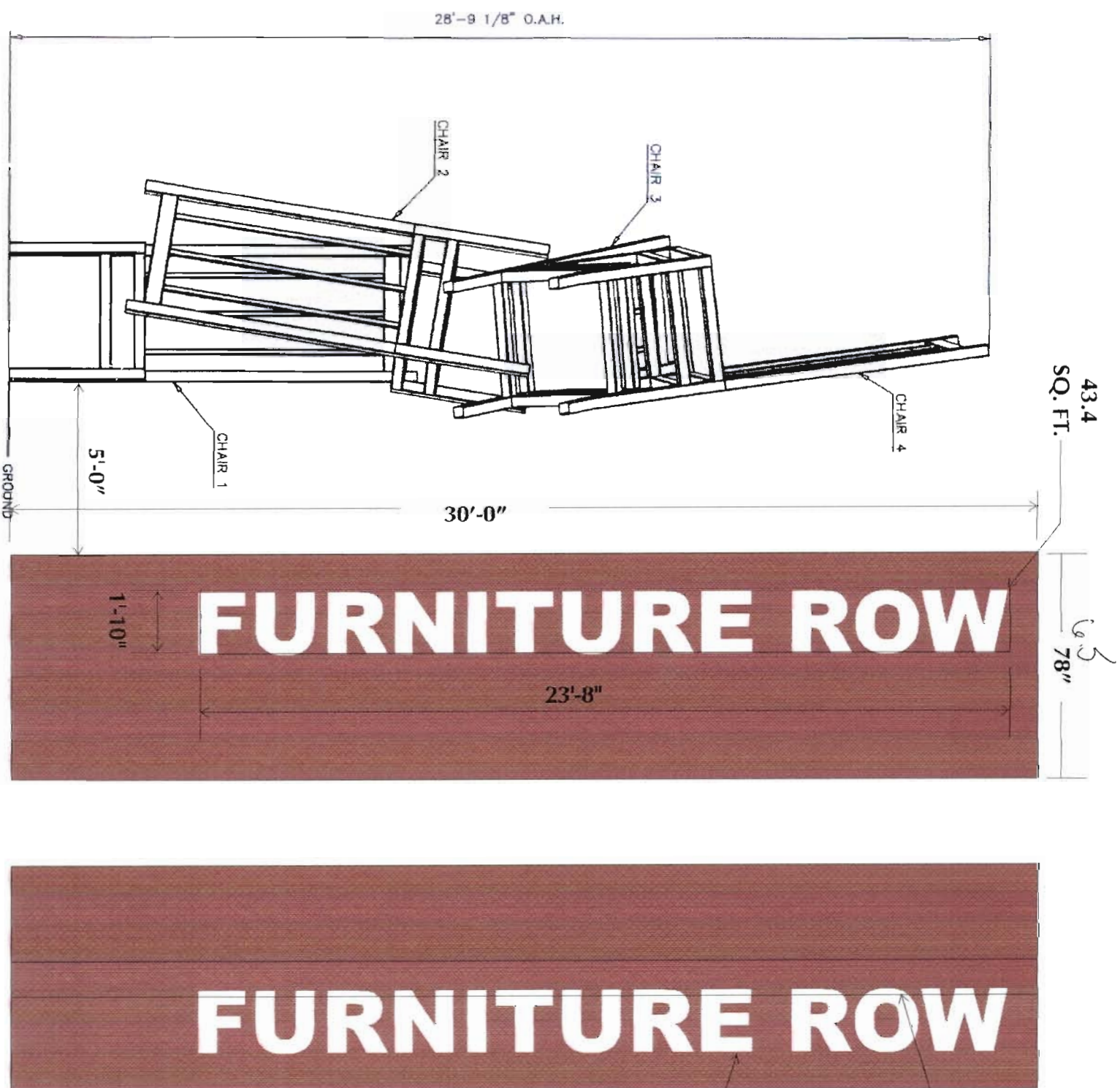
Please submit any questions to the construction manager running this project

**RIVA Architects LLC**  
**215 EAST MAIN STREET**  
**WAUPUN, WISCONSIN 53983**  
**(920) 324-2068 FAX (920) 324-9025**



DATE	04/24/06
TIME	0507
DATE NO.	G101
DATE	0507





12" SQ. STEEL/.375 WALL

ILLUMINATED  
CABINET, BACKGROUND  
IS OPAQUE, LETTERS  
ILLUMINATE ONLY

#### SPECIFICATIONS:

FABRICATE AND INSTALL NEW, DOUBLE-FACED, ILLUMINATED POLE SIGN FOR EXISTING POLE STRUCTURE. CABINET TO BE FABRICATED WITH ALUMINUM FRAME, SKINNED WITH .125" ALUMINUM PAINTED TO MATCH SAMPLE ENCLOSED. LETTERING TO BE ROUTED OUT OF ALUMINUM FACE, AND FITTED WITH 3/4" CLEAR ACRYLIC LETTER PROTRUDING FROM FACE. ACRYLIC LETTER TO BE BACKED WITH WHITE TRANSLUCENT VINYL. LIGHTING TO BE FLOURESCENT TUBES. SIGN TO HAVE SADDLE TO ACCOMMODATE 12" SQ. STEEL.

#### FOOTING OPTIONS:

AUGURED - 36" DIAMETER x 14' DEEP  
CUBED - 5'x5'x7' DEEP

VOLTAGE:277 VOLTS.

OCT 20 2006

# CAPITOL SIGN

www.capitolsignco.com

company

3421 N. 35TH STREET, LINCOLN, NE 68504

(800) 539-4464  
(402) 466-7446  
FAX (402) 466-2157

JOB TITLE:	FURNITURE ROW	REVISION#	
LOCATION:	LAFAYETTE,	OPTION#	1
DESIGN #	3962 B	SALES:	TONY AHMED
DATE:	10-16-06	DESIGNER:	TONY PERSONS
SCALE:	3/8"=1'		

APPROVED BY:

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3'-10"

# DENVER MATTRESS

4"  
38"  
A  
4"

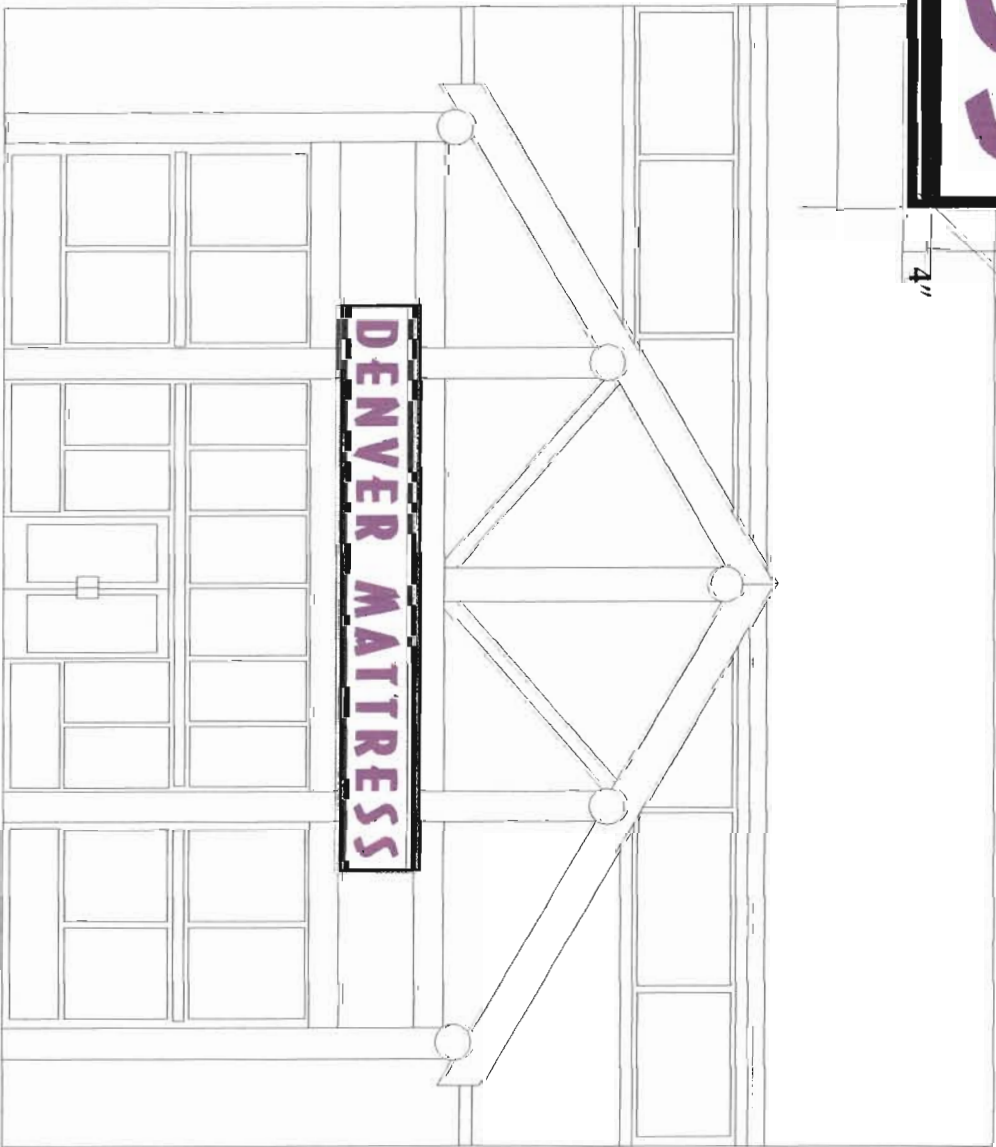
B 26'

100 sq. ft.

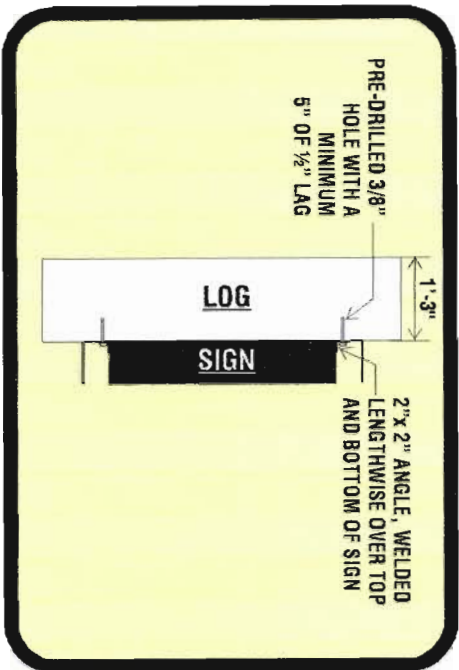
A. 6.5" deep x 4" tall open channel with single stroke 15mm Seacrest neon. Channel painted semi-gloss black. Neon transformer in main cabinet.

B. 8" deep S/F, internal illuminated wall sign. 1.5" retainers, white lexan face with 3630-128 plum purple vinyl lettering. Fluorescent internal T-12 illumination. Cabinet and retainers to be painted black.

277 volt, 11.25 amps



## DENVER MATTRESS MOUNTING SPECIFICATIONS



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25'-2"

24'-8"

square ends  
on cabinet  
wider end faces  
of retainers for  
"concave"  
appearance

42"

OAK

EXPRESS

and  
much  
more.

3'-7"

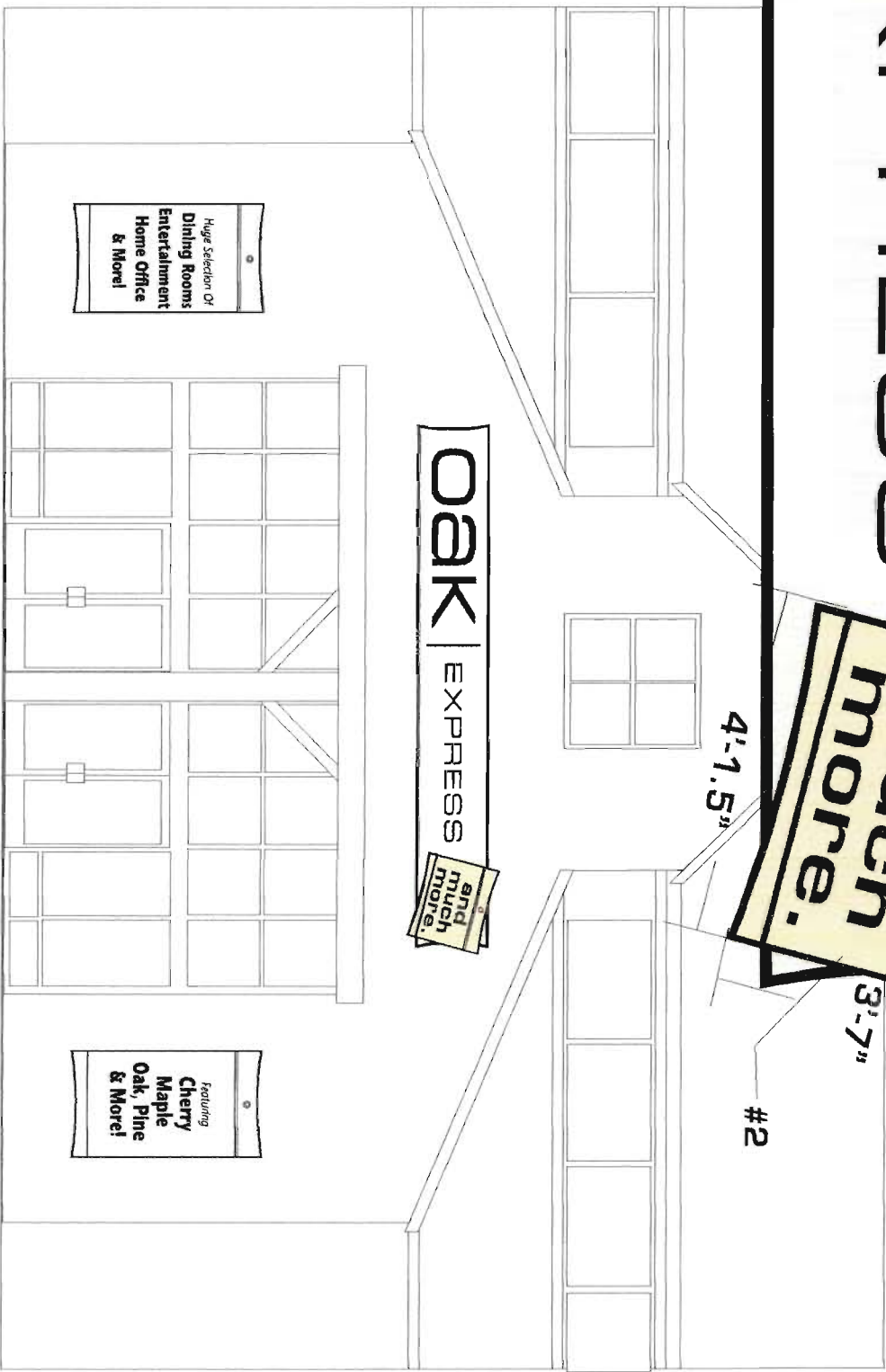
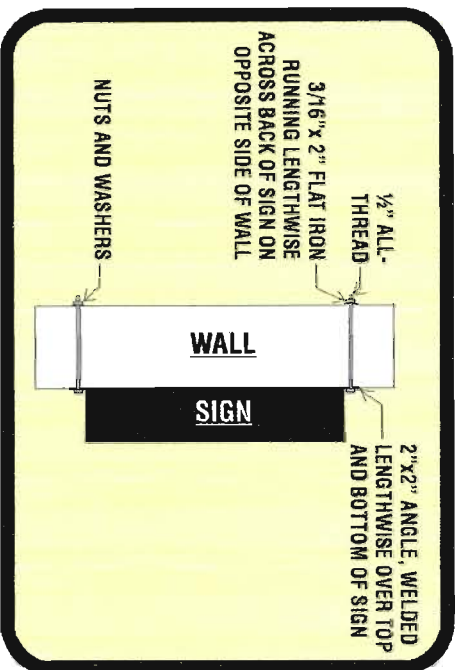
#2

#1

1. Fabricate aluminum cabinet w/ 3/16" white poly-carbonate faces overlaid with ivory and black vinyl. Faces and 1.5" retainers to be concave on sides. Cabinet to be painted black, and retainers to be painted black. Sign to be illuminated using "Daylight Lamps" operating on 800MA ballasts. Bulbs to be 6" on center.

2. Fabricate 8" deep aluminum cabinet w/ white poly-carbonate face and concave top & bottom 1" retainers. Background vinyl to match PMS #459c. Paint cabinet black and returns black. Copy & lines to be black vinyl and circle to be rust vinyl. Sign to be illuminated using "Daylight Lamps" operating on 800MA ballasts. Bulbs to be 6" on center. 277volt, 12.5 amps

OAK EXPRESS MOUNTING SPECIFICATIONS



CAPITOL SIGN

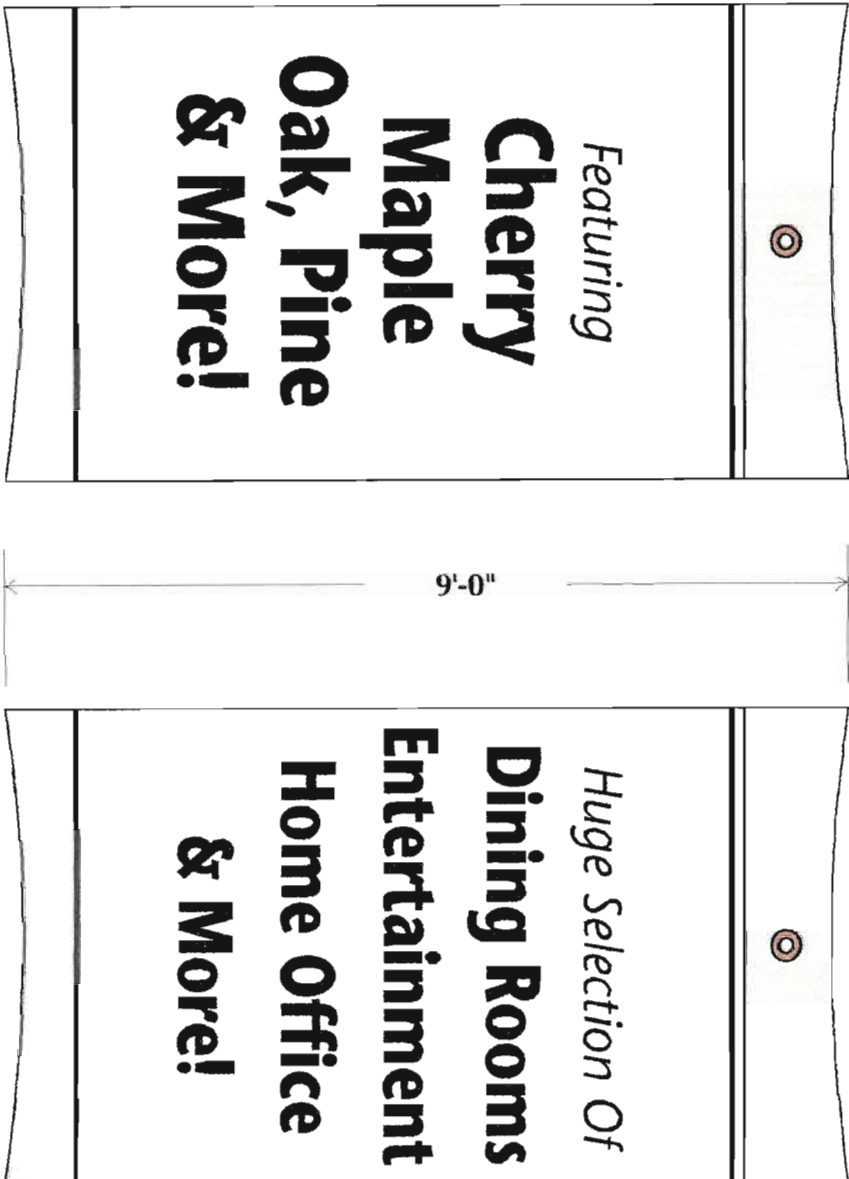
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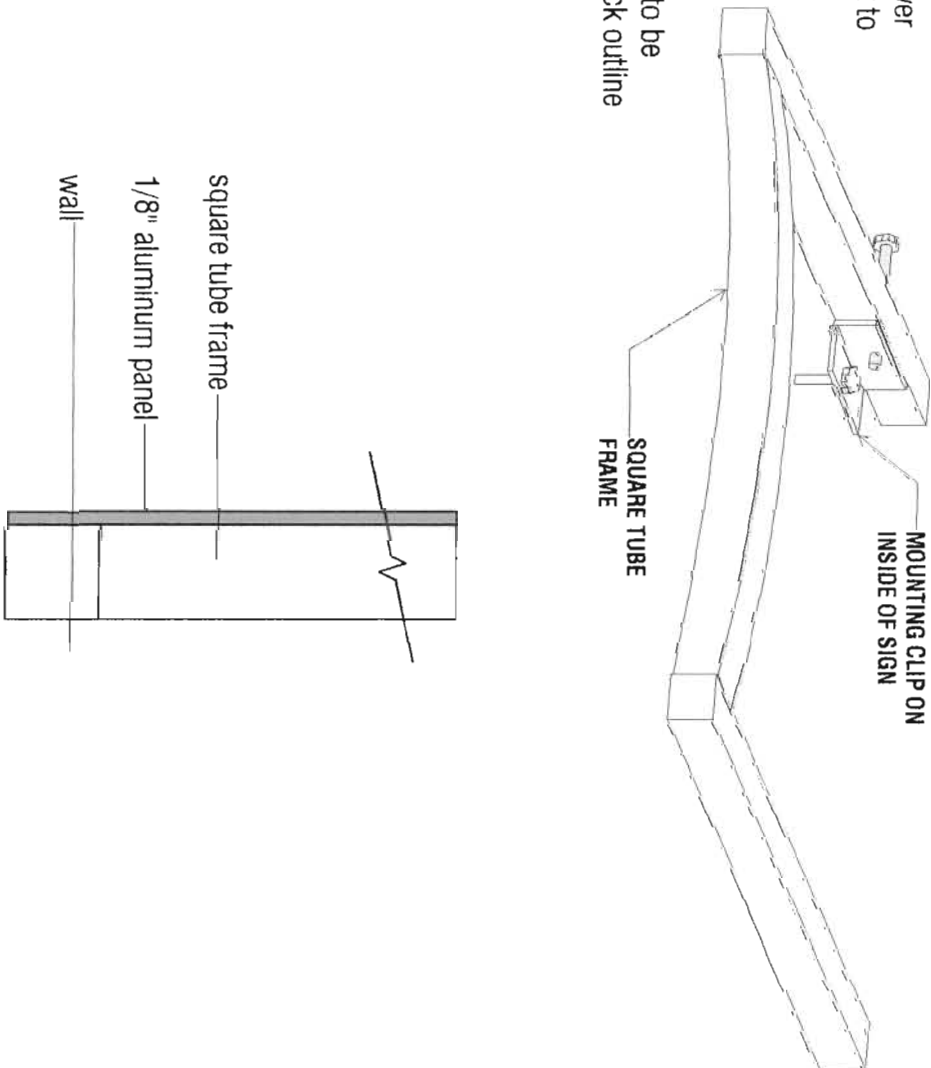


45sq. ft.

1/8" flat aluminum panel over 1" square tube frame, paint to match P.M.S. # 607C

All copy & lines black "hole" to be rust with white center and black outline

Flush mount display to wall



End View 1/2 actual size

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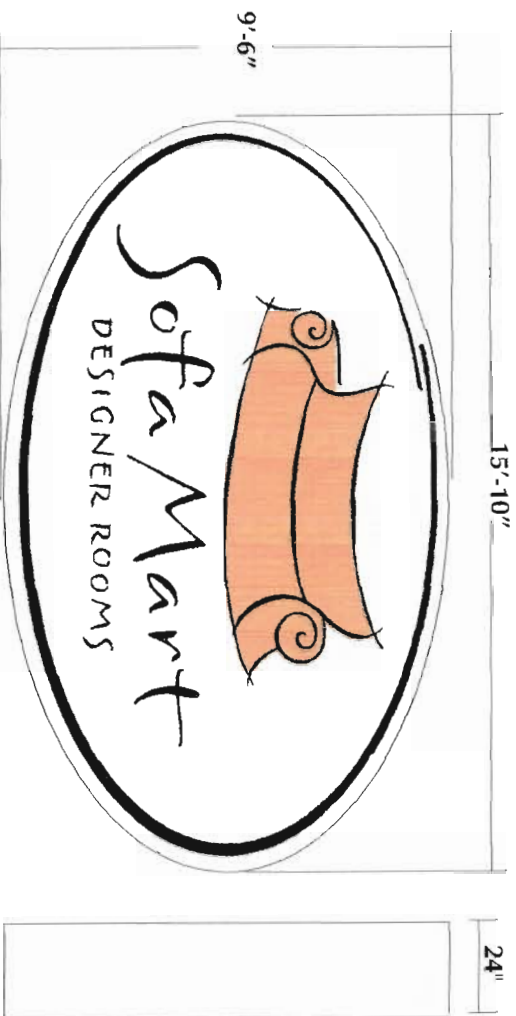
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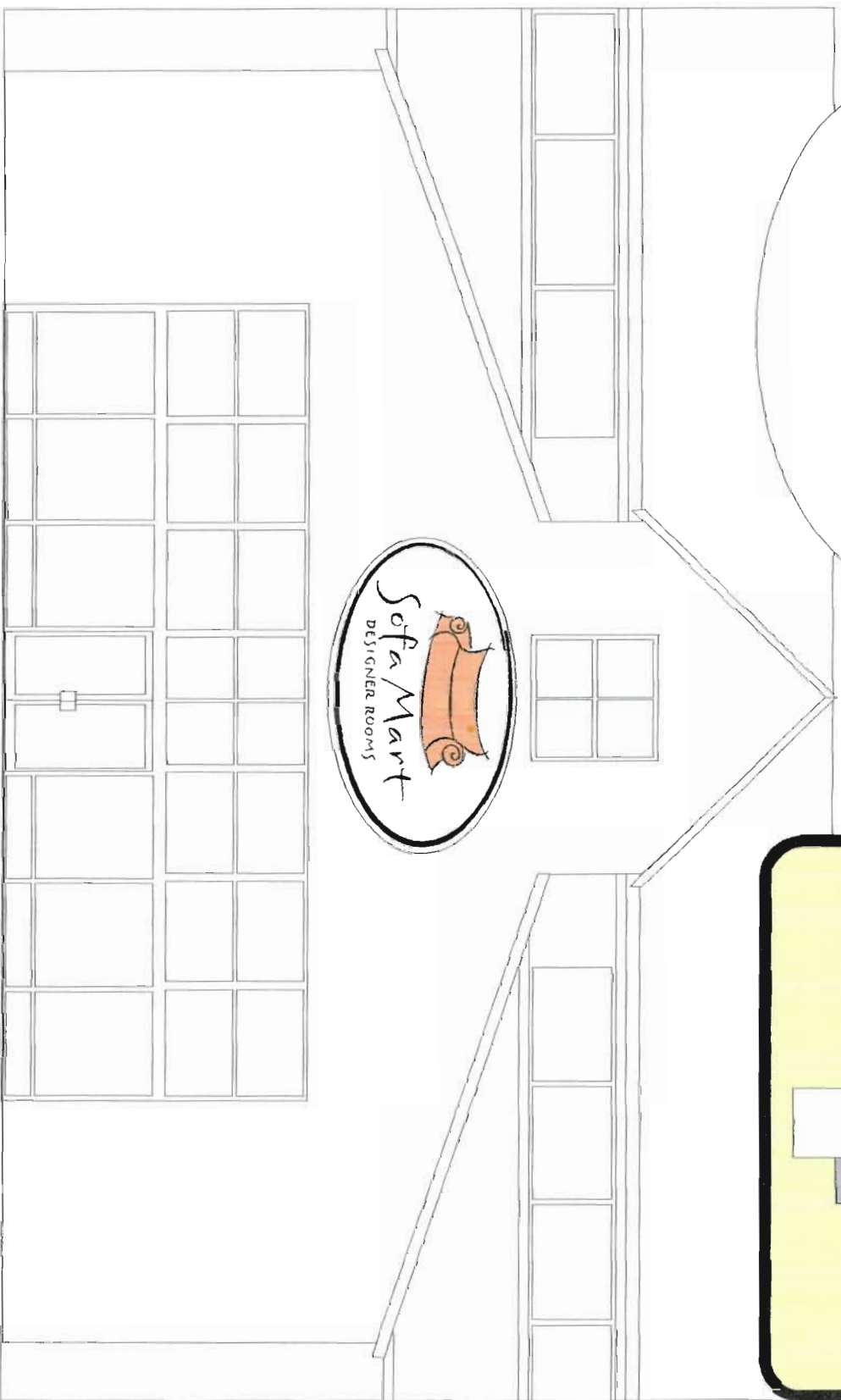
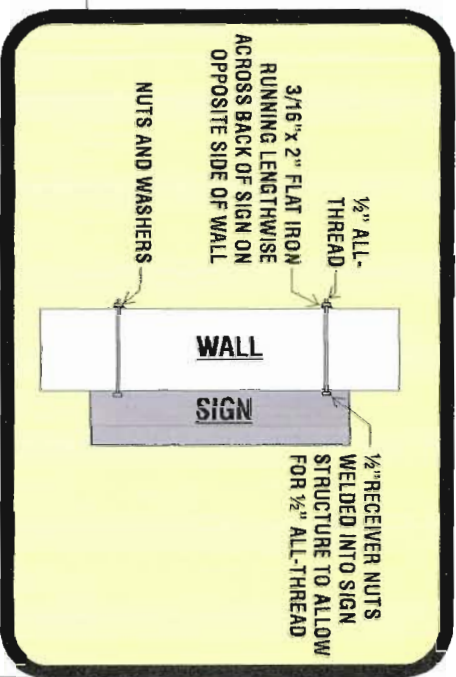
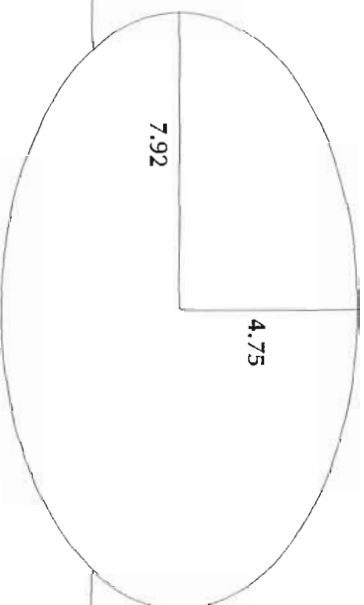




SPECIFICATIONS:  
FABRICATE (1) ALUMINUM CABINET WITH 3" FLAT RETAINER SYSTEM.  
CABINET AND RETAINER TO BE PAINTED TO MATCH #VT 9033-2.  
FACE TO BE WHITE PANAFLEX, OVERLAID WITH #VT9033-2 VINYL, WITH  
WHITE BORDER."SOFA" GRAPHIC TO BE #3630-44 ORANGE VINYL WITH  
BLACK VINYL DETAILS. COPY AND ACCENT OVAL TO BE BLACK VINYL.

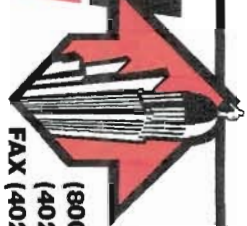
SIGN TO BE ILLUMINATED WITH FLOURESCENT LAMPS.277 volt, 1 circuit

$3.14(Pi) \times 4.75(H/2) \times 7.92 (L/2) = \underline{118 \text{ sq. ft.}}$



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SCALE:	1/4"=1' & 1/8"=1'	APPROVED BY:	

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22'-0"

PINK LAVENDER (230-108) VINYL  
W/ PINK NEON ACCENTS

BACKGROUND RACEWAY IS PAINTED TO MATCH  
CUSTOMER FASCIA COLOR



# BEDROOM

## expressions

PINK LAVENDER  
(230-108) VINYL  
W/ PINK NEON  
ACCENTS

25"

70.5"

128.5 sq. ft.

**"BEDROOM"** IS A SET OF REVERSE CHANNEL LETTERS.

FACES ARE .080 ALUMINUM, PAINTED BLACK WELDED TO .063 RETURNS, 5" DEEP.  
REVERSE ILLUMINATION IS WHITE NEON. MOUNT TO WIRE RACEWAY.

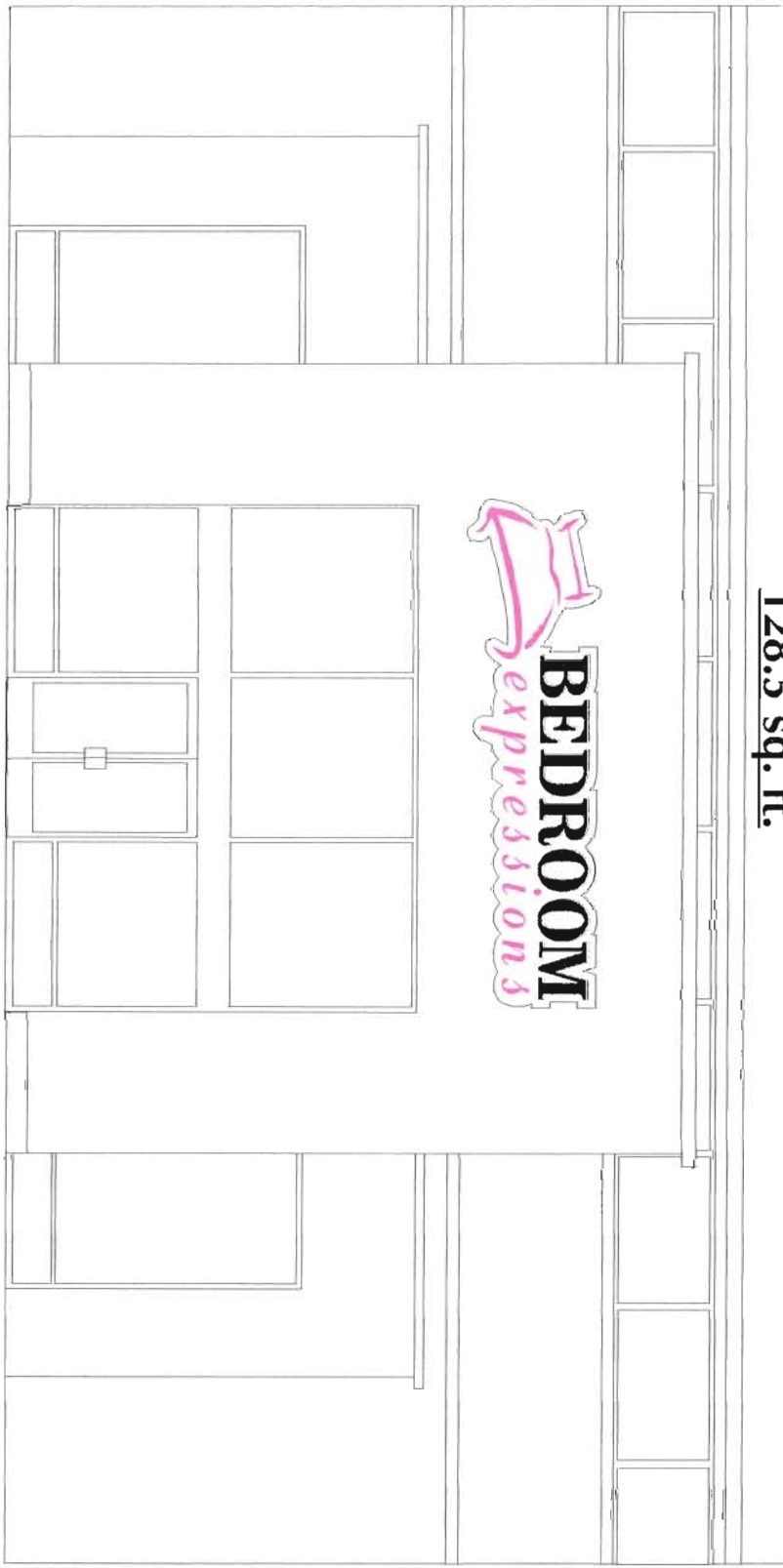
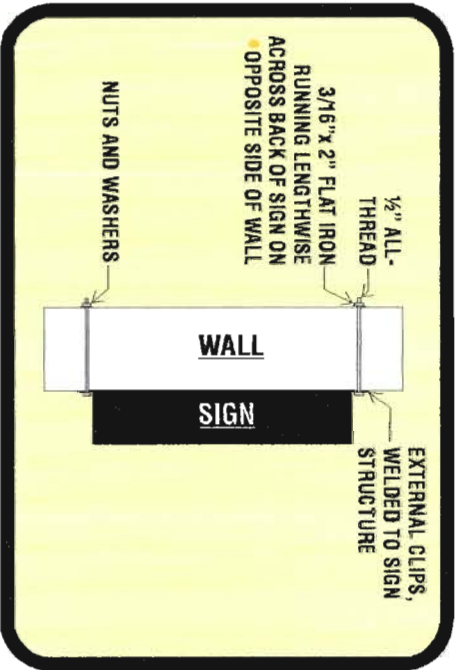
**"EXPRESSIONS"** IS PINK LAVENDER VINYL APPLIED TO WIRE RACEWAY  
WITH SKELETON NEON ACCENTS.

**BED LOGO** IS PINK LAVENDER VINYL APPLIED TO WIRE RACEWAY WITH  
SKELETON NEON ACCENTS.

ALL TRANSFORMERS LOCATED REMOTELY (BEHIND FASCIA).

277 volt, 12.75 amps

**BEDROOM EXPRESSIONS MOUNTING SPECIFICATIONS**



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## MEMORANDUM

TO: Board of Zoning Appeals  
FROM: Engineer's Office  
RE: 2006-32 Mid Atlantic Properties  
DATE: November 20, 2006

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### STAFF REPORT

#### 1. REQUEST MADE, PROPOSED USE, LOCATION:

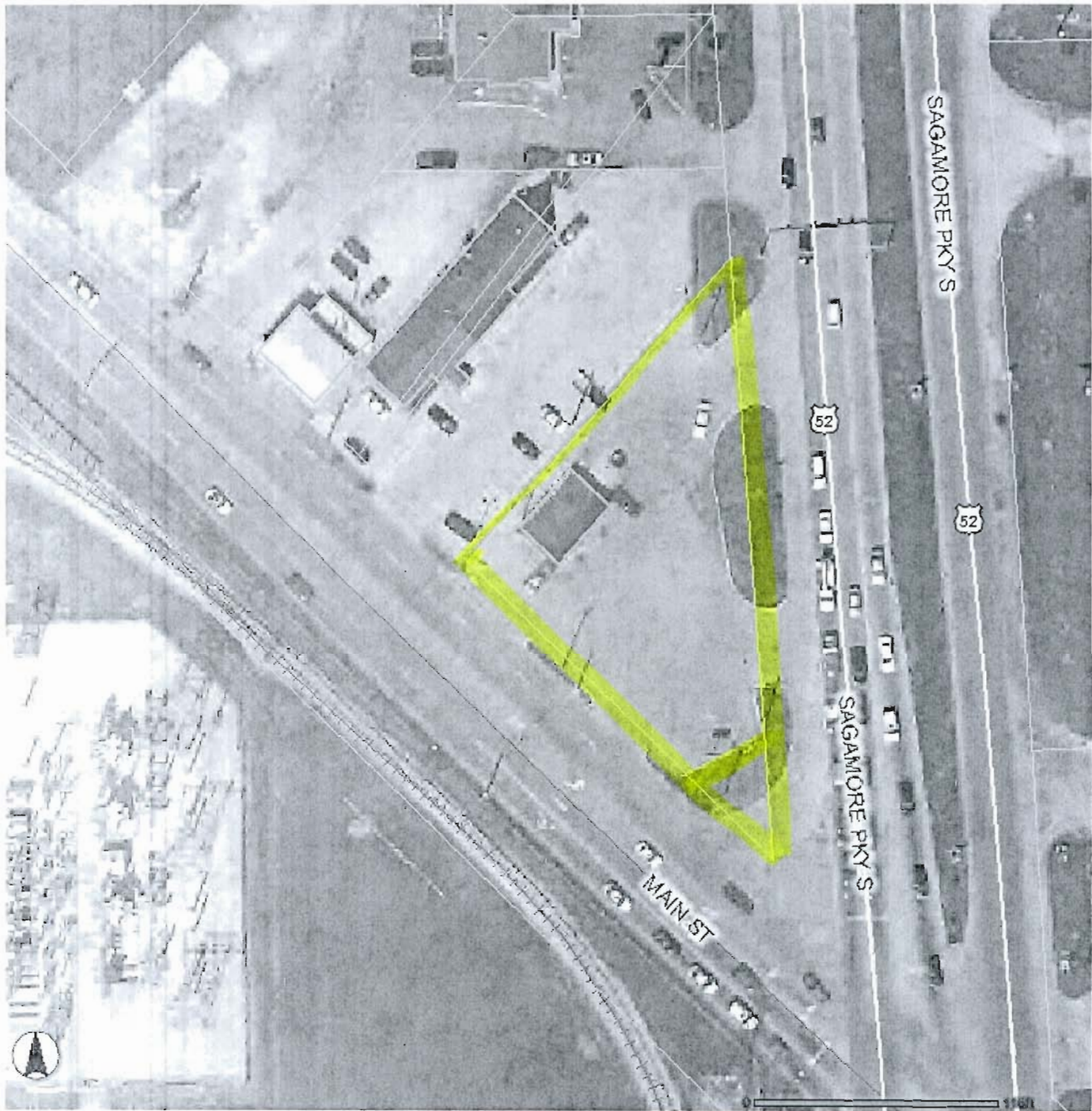
Variance to allow: 1) 8 parking spaces instead of the required 18; (2) total signage of 146.0 square feet instead of the allowable 120; (3) building setback of 28 feet instead of the required 60 from Sagamore Parkway; and (4) a building setback of 23 feet from Main Street instead of the required 60. Property located at 1700 Sagamore Parkway S

#### 2. STAFF COMMENTS:

Location is the Northwest corner of Sagamore Parkway and Main Street, the current location of Smokes for Less, the proposed use is a Starbucks. A former gas station, the existing building is to be demolished and a new 1800 square foot building with a drive-thru constructed. The lot is a strange almost triangular shape with two major arterials requiring 60 foot setbacks. One existing drive cut on Main, the one closest to the intersection is to be closed.



Detail Report Print Date: Thursday, November 09, 2006 8:52:23 AM



156-12101-0067

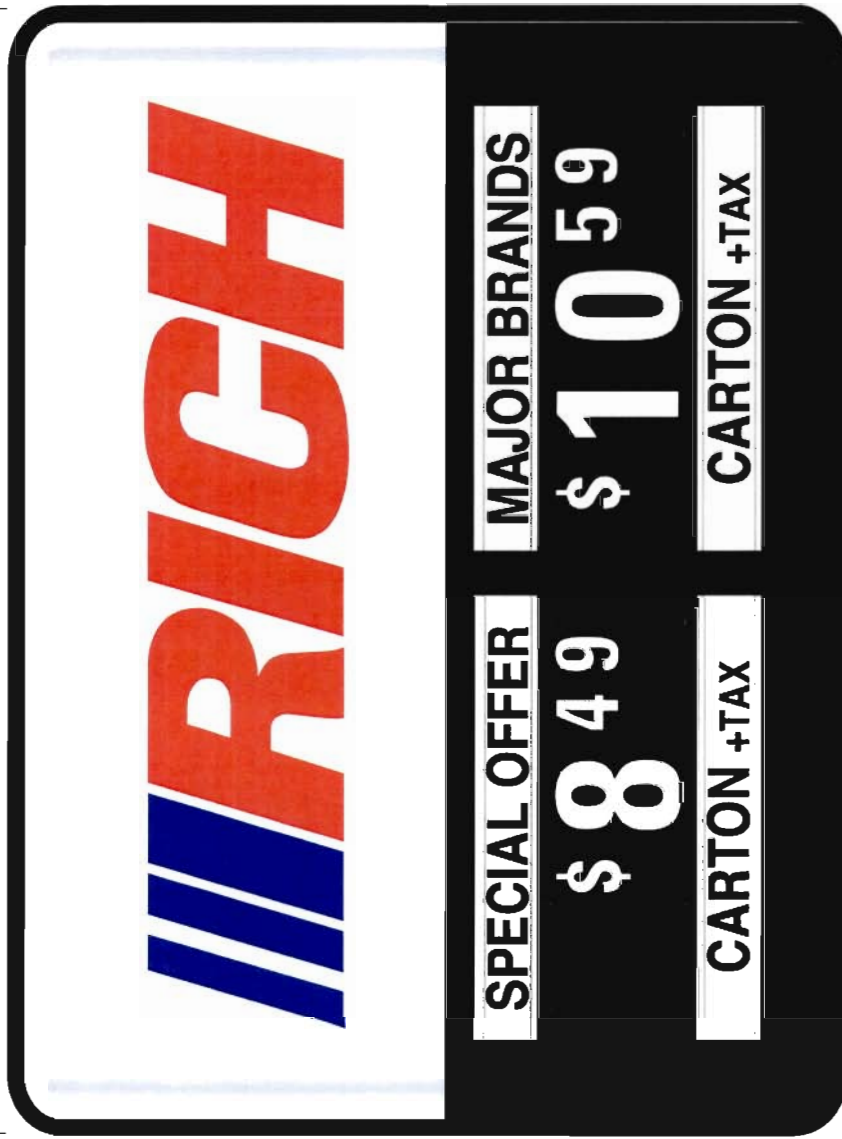
Proposed face changes

for the 6' 0" x 8' 0-1/2"

Double Face

LOGO/PRICER SIGN

8' 0-1/2"



SMOKES  
FOR LESS

SPECIAL OFFER MAJOR BRANDS  
\$8.49 \$10.59  
CARTON +TAX CARTON +TAX

8' 0 1/2"

6' 0"

Existing layout of the 6' 0" x 8' 0-1/2"

Double Face

LOGO/PRICER SIGN



Sketch No. 6x8LogoPricerSign

Scale: 3/4" = 1'

Date: 12/12/05

Location:



Drawing by: TY Checked by: TJ

Specifications:

- Existing 6' 0" x 8' 0-1/2" Double Face Sign
- Radius corners
- Pan formed (no embossing)
- Rich logo on white background
- Re-use existing product panels & font panels
- Masked & sprayed graphics on second surface to match vinyl colors



Rich in Blue  
3M vinyl  
#3630-87



"RICH" in Red  
3M vinyl  
#3630-43



Black

Please read carefully and check appropriate box:

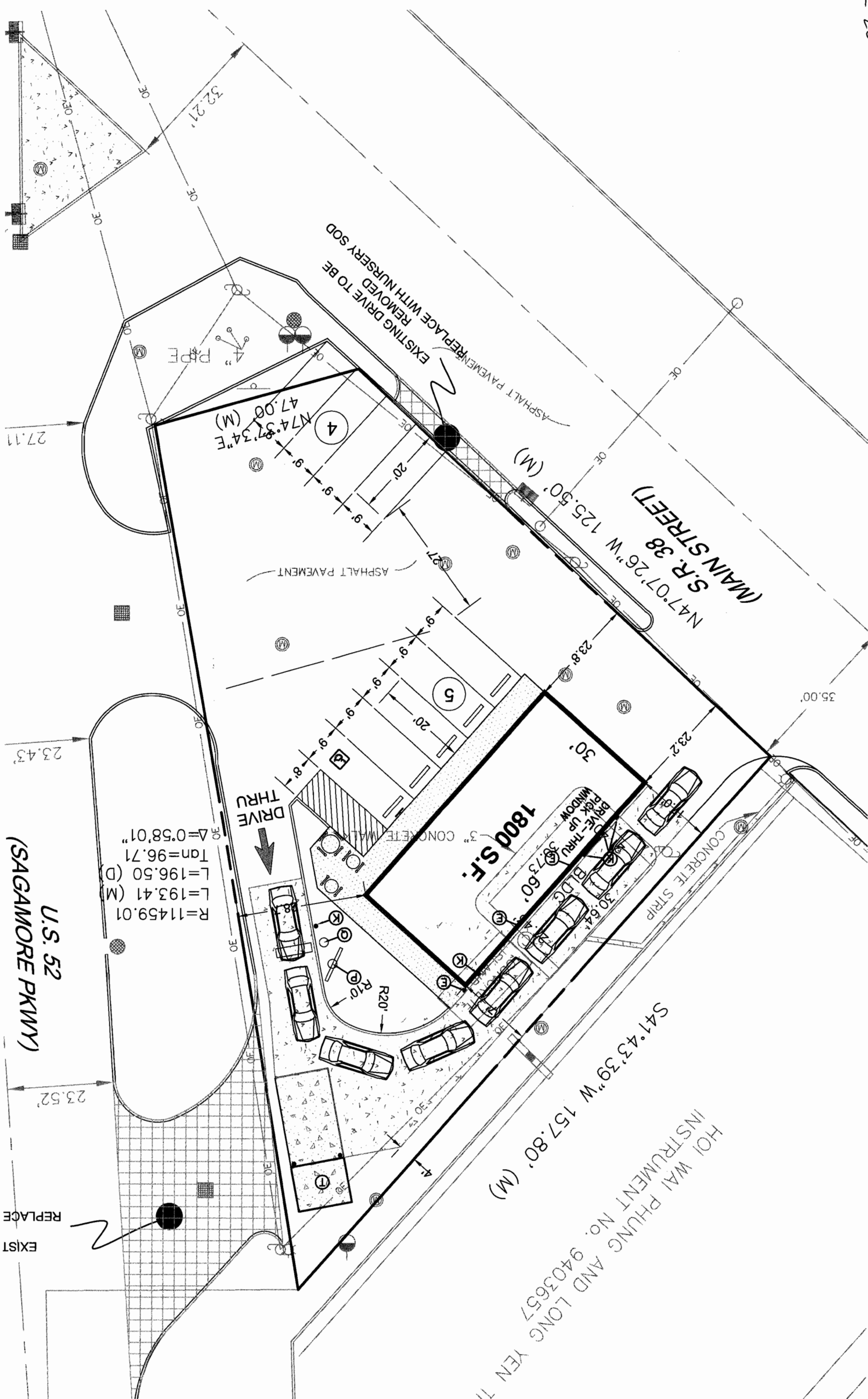
☐ Sketch OK as is ☐ Sketch OK with changes

☐ New sketch required

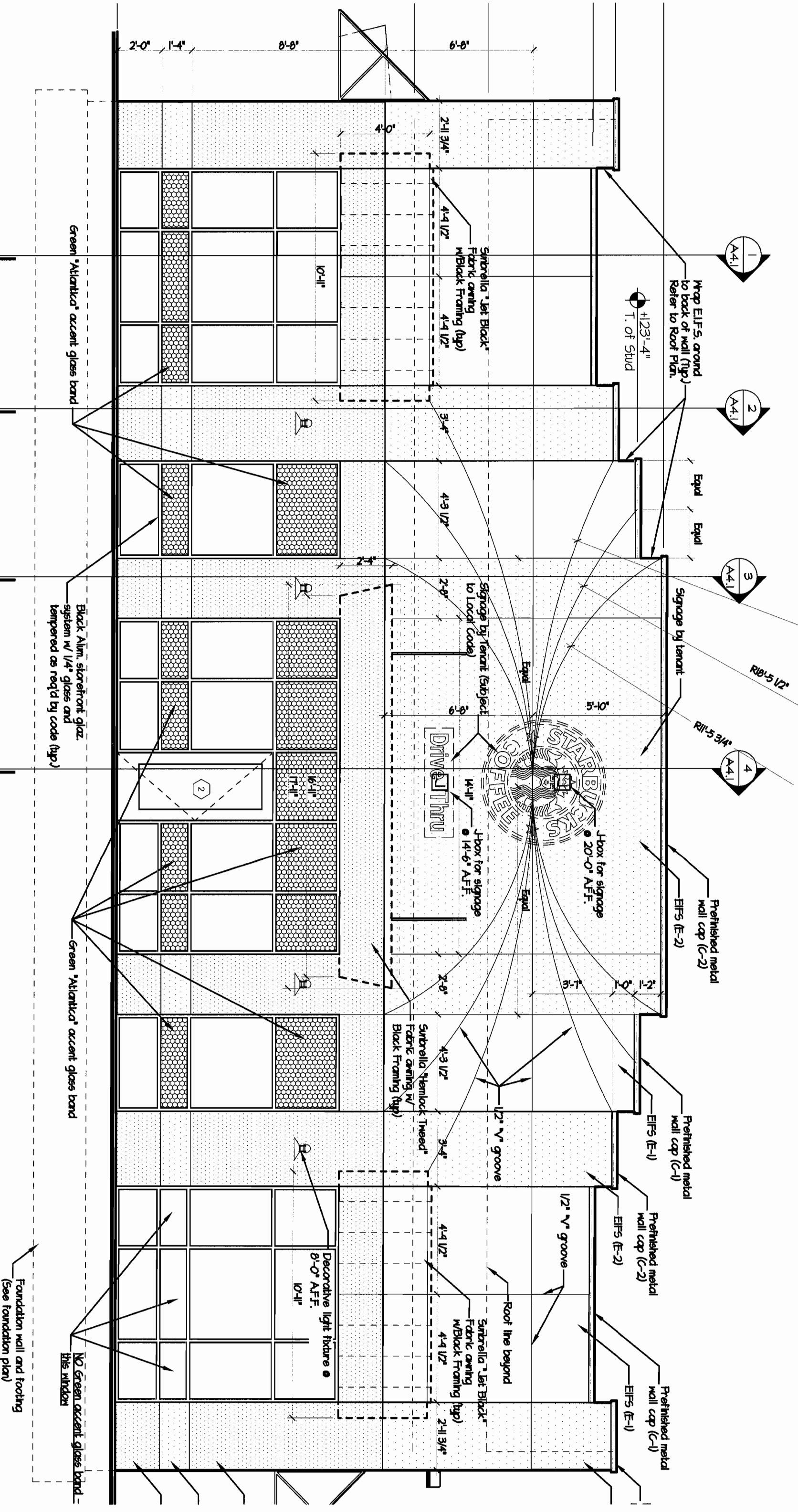
Date \_\_\_\_\_ Signature \_\_\_\_\_

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Scale







# East Elevation

Scale: 1/4" = 1'-0"

## MEMORANDUM

TO: Board of Zoning Appeals  
FROM: Engineer's Office  
RE: 2006-33 AAA Hoosier Motor Club  
DATE: November 20, 2006

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### STAFF REPORT

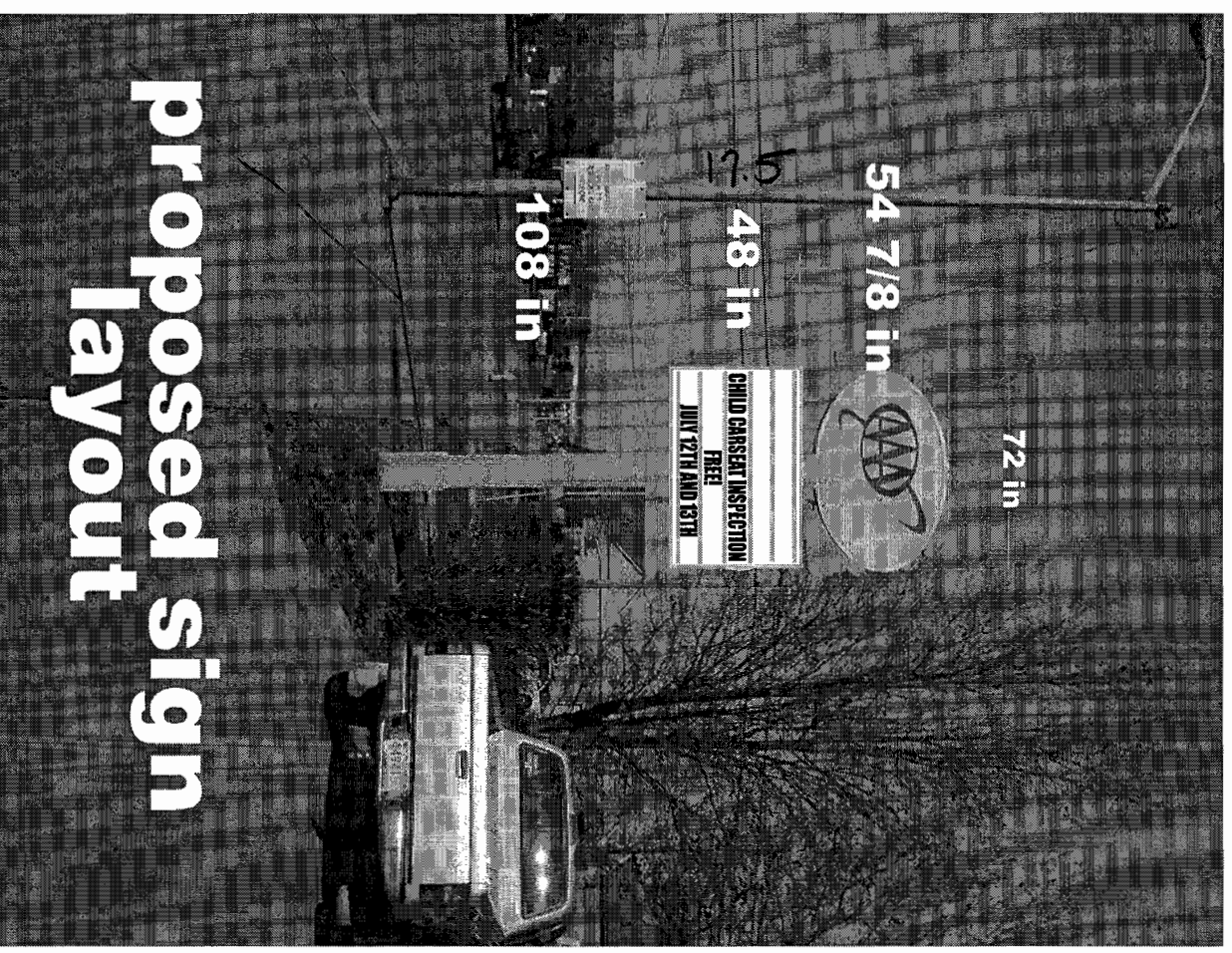
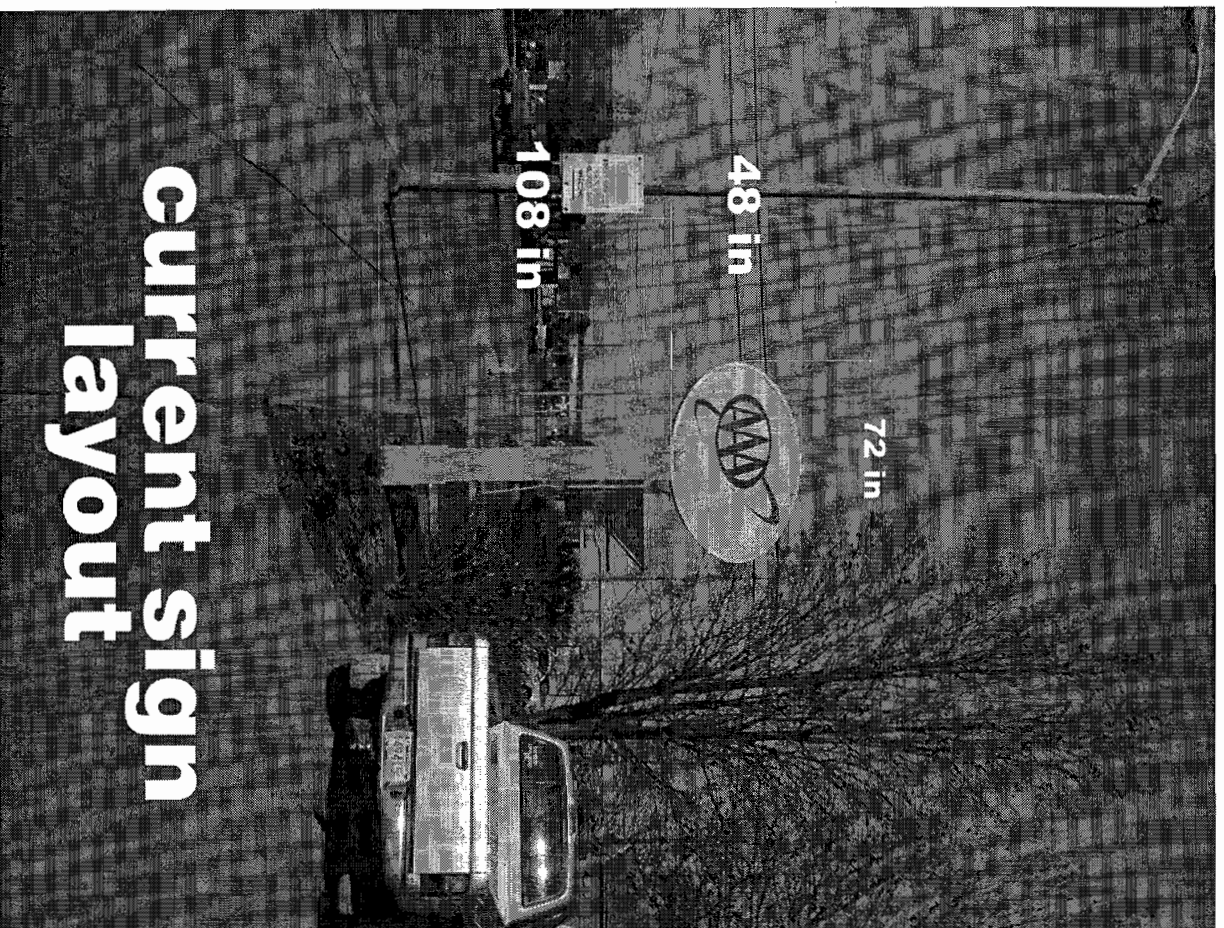
#### 1. REQUEST MADE, PROPOSED USE, LOCATION:

Variance to allow: 1) a sign height of 17.5' instead of the maximum 12 for CB; (2) a 1' setback instead of the required 17.5' from 4<sup>th</sup> Street; (3) a 12'10" setback from North Street. Property located at 331 N 4<sup>th</sup> Street.

#### 2. STAFF COMMENTS

Petitioner proposes raising the existing sign up 55" inches to a height of 17.5 feet. The maximum sign height in a CB district is 12 feet. They then propose adding a 6 x 4 reader board. The reader board will be in the same location as the current AAA oval.

Exhibit A





# MEMORANDUM

TO: Board of Zoning Appeals  
FROM: Engineer's Office  
RE: 2006-34 Schumacher Homes  
DATE: November 20, 2006

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## STAFF REPORT

### 1. REQUEST MADE, PROPOSED USE, LOCATION:

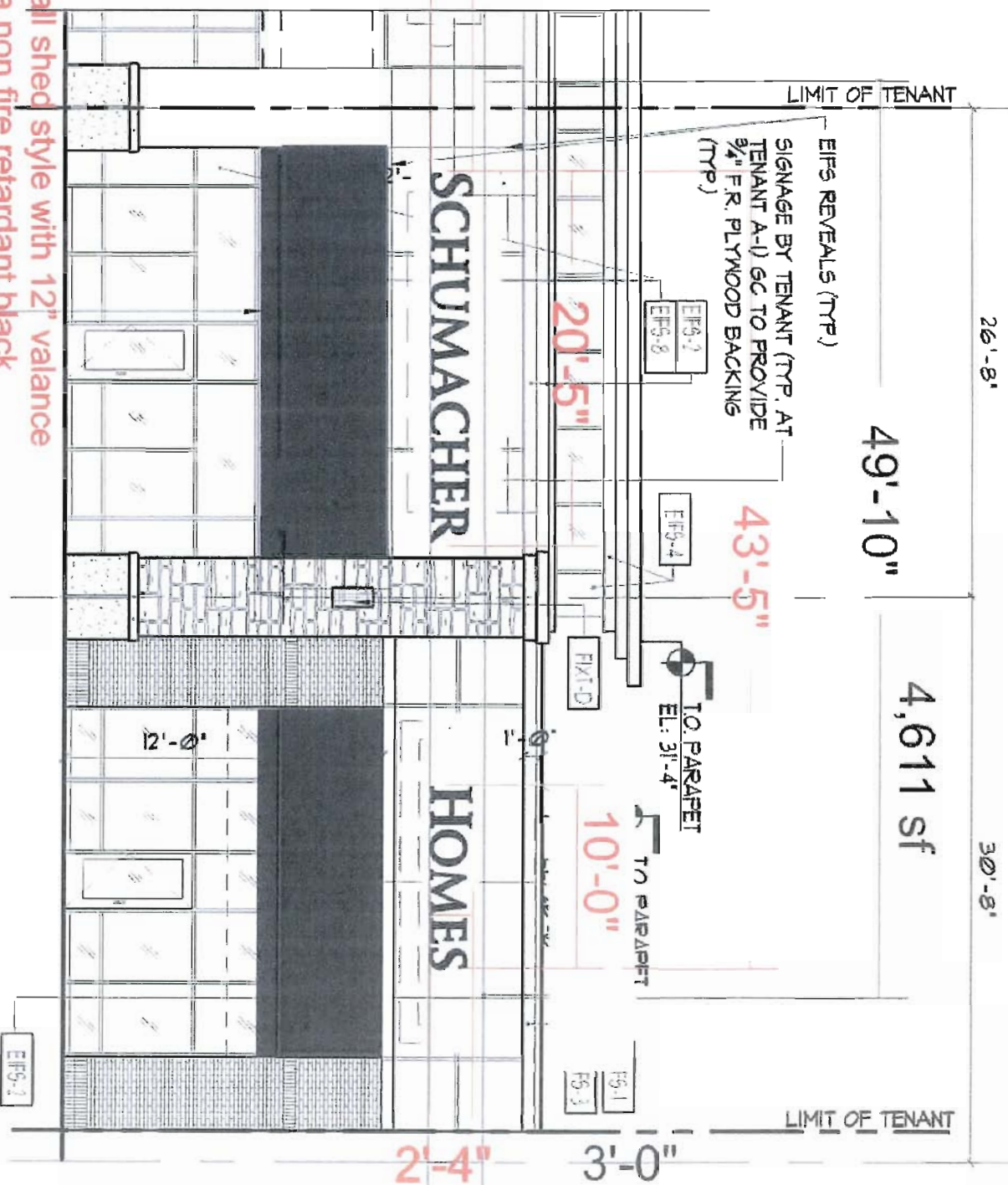
Variance to allow building signage of 101.3 square feet instead of the maximum allowable 40 square feet. Property located at 100 S Creasy Lane Suites 1200/1210.

### 2. STAFF COMMENTS:

Another store in Lafayette Pavilions. Petitioner is taking two small spaces, but will still be limited to 40 square feet of building signage. Signage for stores in integrated centers is 5 square feet per 1000 square feet gross leasable area with a minimum of 40 square feet and a maximum of 400. These two spaces together are about 4614 square feet.



proposed sign area=101.3 square feet



2 Front Elevation Tenant C-1

SCALE: 1/8" = 1'-0"

1/8"=1'



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